

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Mayra Rodriguez	4-1730
2.	Francisco Garcia	4-1638
	COMM. COURT: June 6, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1730

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Mayra Rodriguez

Address: 9216 Galactic Dr
Edinburg TX 78541

Phone: 956-624-9667

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	05/15/19

Water Supplier: N/A

Utility Provider: M.V.E.C. AEP

Account/ESI No.: 10032789494794933
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Palm Lake Retama lot 9 & 10 Bx5

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1730

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Mayra Rodriguez

Known to me [or proved to me in the oath of # 42635361 or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Palm lake Retama lot 9 of 10 blk 5"

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

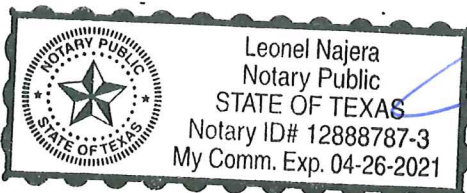
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on May 15th, 2019, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: MARCH 12, 2019

Grantor: JGF ENTERPRISES, L.P.

Grantor's Mailing Address (including county):

P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: MAYRA VERONICA RODRIGUEZ BENAVIDES

Grantee's Mailing Address (including County):

1721 N. MCCOLL RD. LOT #180
EDINBURG, TX 78541
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of **\$34,450.00** and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to PATRICK MOORE, Trustee.

Property (including any improvements):

LOT# BLOCK 5, LOTS 9 & 10, PALM LAKE SUBDIVISION RETAMA, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO Only one temporary or permanent single-family dwelling may be located on the above pair of lots, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

SUBJECT TO Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;
SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;
SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;
SUBJECT TO Easements, right-of-way, and prescriptive rights, whether of record or not;
SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein;
SUBJECT TO Road Access Easement recorded as Document Number 2757644 recorded in the Official Records of Hidalgo County, Texas.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until Purchase Note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural, and plural nouns and pronouns include the singular.

JGF ENTERPRISES, L.P.

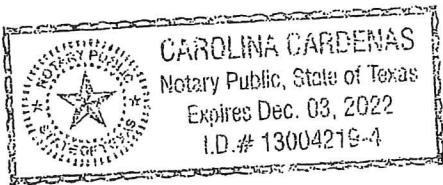
BY: _____

JG
J. Gary Frisby, President
JGF LAND CO., INC.
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on March 12, 2019 by J. Gary Frisby, President of JGF LAND CO., INC. the sole General Partner of JGF ENTERPRISES, L.P., a Texas Limited Partnership on behalf of said Partnership.



Carolina Cardenas
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

MAYRA VERONICA RODRIGUEZ BENAVIDES
1721 N. MCCOLL RD. LOT #180
EDINBURG, TX 78541



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-1730
Receipt No.: 006963
P0900-00-005-0009-00

RODRIGUEZ MAYRA VERONICA
9216 GALACTIC DRIVE
EDINBURG , TX 78541
(956) 624-9667
(956) 624-9667

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: PALM LAKE RETAMA LOT 9 &10 BLK 5
- [6] Location: CACTUS LANE AND SEMINARY RD
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$27500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-1730
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons



Cashier

4/8/19
Date

[NOTICE]

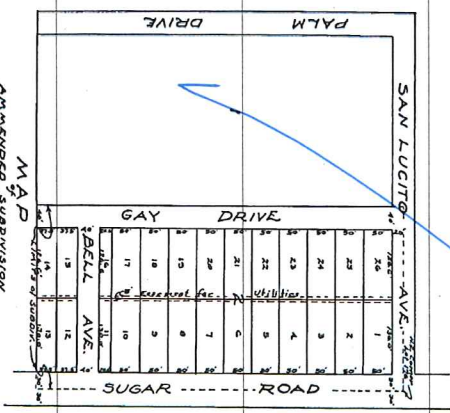
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.



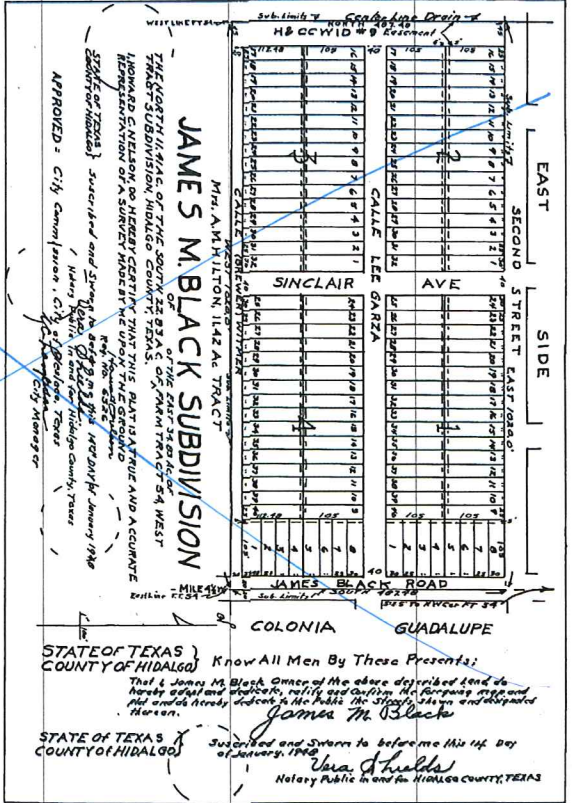
Signature of Owner or Applicant

4-8-19
Date

AMENDED SUBDIVISION
 RATCLIFF SUBDIVISION NO. 1
 340 ACRES OF THE NORTH
 PART OF SECTION 36, T. 10 N., R. 10 E.,
 COUNTY OF HIDALGO, TEXAS.
 2566-1700

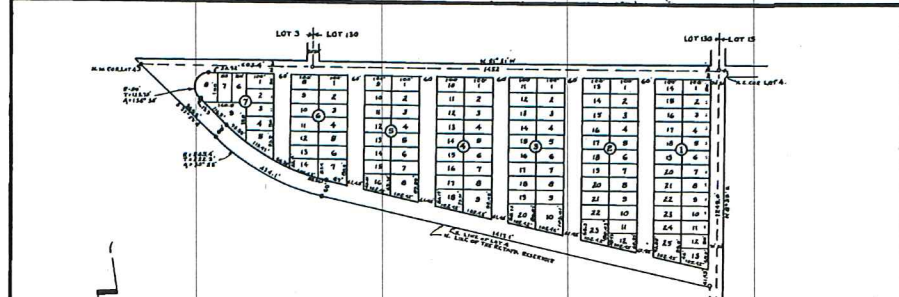


Filed Feb 24, 1948 3:40 PM



STATE OF TEXAS }
 COUNTY OF HIDALGO }
 I, J. B. Gentry, County Clerk of Hidalgo County, Texas, do hereby certify that the accompanying plat is a true and correct copy of the original plat as filed in my office on the 24th day of January, A.D. 1948.
 J. B. Gentry
 County Clerk
 Hidalgo County, Texas

I, J. B. Gentry, County Clerk of Hidalgo County, Texas, do hereby certify that the accompanying plat is a true and correct copy of the original plat as filed in my office on the 24th day of January, A.D. 1948.
 J. B. Gentry
 County Clerk
 Hidalgo County, Texas



Filed Mar 11, 1948 5:00 PM

PALM LAKE (RETAMA RESERVOIR)

I, C. L. Fabian, Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number A of Seminary Heights, A subdivision of Lands out of the East Retama Subdivision, San Salvador del Tejo Grant, Hidalgo County, Texas.
 C. L. Fabian, Licensed Land Surveyor

State of Texas }
 County of Hidalgo }
 I, Mike E. George, owner of the property herein described, do hereby accept, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated hereon.
 Mike E. George

State of Texas }
 County of Hidalgo }
 Subscribed and sworn to before me this 10 day of February, A. D. 1948.
 W. T. Williams
 Notary Public in and for Hidalgo County, Texas.

MAP OF THE PALM LAKE SUBDIVISION
 OF LOT 4 OF SEMINARY HEIGHTS
 A SUBDIVISION OF A PART OF THE EAST RETAMA SUBDIVISION
 OUT OF THE RETAMA PASTURE, SAN SALVADOR DEL TEJO GRANT,
 HIDALGO COUNTY, TEXAS.
 PREPARED BY
 C. L. FABIAN
 LICENSED LAND SURVEYOR
 IN ALASKA, TEXAS.
 DATE: JANUARY 27, 1948.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-318-2840
956-318-2844

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1038

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Francisco Garcia

Address: 5627 Gardenia St
Edinburg TX
78541

Phone: (956) 393-0903

Approved by Environmental Health:	Temporary Service	Final Service
	Light only	
	<u>M. Ramirez</u>	<u>M. Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>No septic yet</u>	<u>installed septic</u>
	<u>03/22/19</u>	<u>05/17/19</u>

Water Supplier: N/A

Utility Provider: [] M.V.E.C. [] AEP

Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Whittenburg - Looney Lot #4
1.696 Acre - being the N 1/4 of the S 1/2 of Lot #4

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

#2
Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1638

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Francisco Garcia

Known to me [or proved to me in the oath of TX DL] or through
4119112 (description of federal or state government ID card with photograph and signature),
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land: S. 1/2

Whittenberg & Looney S/D Lot #04
1.696 Acre - being the N 1.696 out of the S 1/2 of Lot #9"

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

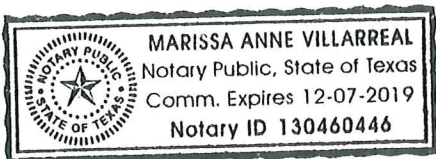
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Francisco Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on March 7/19, 2019, to certify which, witnesses my hand and seal of office.

Marissa Villarreal
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



X

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 25, 2019

Grantor: CHARLIE PARADISE, a single person

Grantor's Mailing Address: 402 W. Schunior
Edinburg, Texas 78539
Hidalgo County

Grantee: FRANCISCO GARCIA, a married man

Grantee's Mailing Address: 3016 Gayle St.
Edinburg, Texas 78541
Hidaglo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of TEXAS NATIONAL BANK, 4908 S. Jackson Rd., Edinburg, Hidalgo County, Texas 78539 in the principal amount of ONE HUNDRED EIGHTY ONE THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$181,360.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, Trustee.

Property (including any improvements):

A 1.696 acre tract of land being the North 1.696 acres out of the South one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny nail on the centerline of a forty (40) foot county road also being the West line of said Lot 4 for the Northwest corner of herein described tract. Said point bears N 08°50'00" E 300.00 feet from the Southwest corner of said Lot 4;

THENCE, S 81°26'00" E parallel to the North line of said Lot 4, pass at 20.00 feet a set one-half inch iron rod being the East line of said forty (40) foot county road, pass 638.20 feet a set one-half (1/2) inch iron rod on the West line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 738.20 feet to a point on the East line of said Lot 4 for the Northeast corner of herein described tract;

THENCE, S 08°26'00" W 100.02 feet along said East line of Lot 4 to a point for the Southeast corner of herein described tract;

THENCE, N 81°26' 00" W parallel to the North lien of said Lot 4, pass at 100.00 feet the West line of said one-hundred (100) foot H.C.I.D. No. 13 easement , pass at 718.90 feet a set one-half inch iron rod on the East R.O.W. line of said forty (40) foot county road and continuing for a total distance of 738.90 feet to a set sixty penny nail on the West line of said Lot 4 also being the centerline of said forty (40) foot county road for the Southwest corner of herein described tract;

THENCE, N 08°50'00" E 100.02 feet along said centerline of said forty (40) foot county road also being the West line of said Lot 4 to the point of beginning and containing 1.696 acres of land, more or less.

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 25, 2019

Grantor: **CHARLIE PARADISE, a single person**

Grantor's Mailing Address: 402 W. Schunior
Edinburg, Texas 78539
Hidalgo County

Grantee: **FRANCISCO GARCIA, a married man**

Grantee's Mailing Address: 3016 Gayle St.
Edinburg, Texas 78541
Hidaglo County

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Property (including any improvements):

A 1.696 acre tract of land being the North 1.696 acres out of the South one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny nail on the centerline of a forty (40) foot county road also being the West line of said Lot 4 for the Northwest corner of herein described tract. Said point bears N 08°50'00" E 300.00 feet from the Southwest corner of said Lot 4;

THENCE, S 81°26'00" E parallel to the North line of said Lot 4, pass at 20.00 feet a set one-half inch iron rod being the East line of said forty (40) foot county road, pass 638.20 feet a set one-half (1/2) inch iron rod on the West line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 738.20 feet to a point on the East line of said Lot 4 for the Northeast corner of herein described tract;

THENCE, S 08°26'00" W 100.02 feet along said East line of Lot 4 to a point for the Southeast corner of herein described tract;

THENCE, N 81°26' 00" W parallel to the North lien of said Lot 4, pass at 100.00 feet the West line of said one-hundred (100) foot H.C.I.D. No. 13 easement , pass at 718.90 feet a set one-half inch iron rod on the East R.O.W. line of said forty (40) foot county road and continuing for a total distance of 738.90 feet to a set sixty penny nail on the West line of said Lot 4 also being the centerline of said forty (40) foot county road for the Southwest corner of herein described tract;

THENCE, N 08°50'00" E 100.02 feet along said centerline of said forty (40) foot county road also being the West line of said Lot 4 to the point of beginning and containing 1.696 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Right-of-Way Easement granted by Ed Steves & Sons, Inc. to Hidalgo County, by instrument dated August 28, 1972, recorded in Volume 1322, Page 990, Deed Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 8, Page 42, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.

Easements, or claims of easements, which are not of public record.

Oil and Gas Leases in favor of Petroleum Co., recorded in Volume 380, Page 996, Volume 380, Page 1000, Volume 381, Page 788 and Volume 381, Page 793, all in Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed recorded in Volume 1091, Page 187, Deed Records of Hidalgo County, Texas.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.


All ad valorem taxes for the year 2019 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

TEXAS NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of TEXAS NATIONAL BANK, and are transferred to that party without recourse on Grantor.



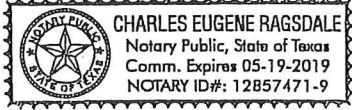
CHARLIE PARADISE


(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of February, 2019, by
CHARLIE PARADISE.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
FRANCISCO GARCIA
3016 Gayle St.
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3179504;JC/ch

DEED OF PARTITION

VOL 3362 PAGE 753

THE STATE OF TEXAS X
COUNTY OF HIDALGO X KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WE, CHARLEY PARADISE, EDWARD PARADISE and GUADALUPE MARTINEZ, all dealing in our sole and separate property, have and hold in common that certain real estate situated in Hidalgo County, Texas and more particularly described as follows:

The South one half (S 1/2) of Lot Four (4), Whittenberg and Looney Subdivision, a resubdivision of Lots Nine (9) and Twelve (12) of the East Retama Subdivision, Hidalgo County, Texas, said Whittenberg and Looney Subdivision according to the map or plat thereof recorded in Volume 8, page 42, Map Records, Hidalgo County, Texas

SUBJECT TO THE FOLLOWING:

- (1) Reservation of all oil, gas and other minerals set forth in Deed recorded in Volume 1091, page 187, Deed Records, Hidalgo County, Texas.
- (2) Oil and Gas Lease recorded in Volume 380, page 996 and in Volume 380, page 1000 and in Volume 381, page 788 and Volume 381, page 793, Oil and Gas Records, Hidalgo County, Texas.
- (3) Restrictive covenants affecting said property.
- (4) Easement to Hidalgo County recorded in Volume 1332, page 990, Deed Records, Hidalgo County, Texas.
- (5) Rights, rules, regulations and easements in favor of Hidalgo County Water Control and Improvement District No. 13.
- (6) Easements and reservations and conditions as may be reflected by the map and plat of record in Volume 8, page 42, Map Records, Hidalgo County, Texas

NOW, THEREFORE, in consideration of the covenants herein contained and the conveyance herein made and to effect such partition, it is hereby COVENANTED, GRANTED, CONCLUDED AND AGREED by, between and among said parties and each of them COVENANTS, GRANTS, CONCLUDES AND AGREES for himself, themselves, his heirs, personal representatives and assigns, that a partition of said property be made as follows, to-wit:

1. The said EDWARD PARADISE, whose mailing address is 402 West Schunior, Edinburg, Hidalgo County, Texas 78539, shall from henceforth have, hold, possess and enjoy, in severalty, by himself and to him and his heirs, personal representatives and assigns, for his part, share and proportion of the said property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Hidalgo County, Texas, referred to herein as TRACT ONE and more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

And the other parties hereto, CHARLEY PARADISE and GUADALUPE MARTINEZ

have GRANTED, RELEASED, CONFIRMED AND CONVEYED and by these presents do hereby GRANT, RELEASE, CONFIRM AND CONVEY unto the said EDWARD PARADISE, the property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging and in right, title and interest of the GRANTORS in and to adjacent streets, alleys and rights of way unto the said EDWARD PARADISE and his heirs, personal representatives and assigns forever; and the other parties hereto, CHARLEY PARADISE and GUADALUPE MARTINEZ, do hereby bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the said property unto the said EDWARD PARADISE and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, as aforesaid.

2. The said CHARLEY PARADISE, whose mailing address is 1013 South 8th Street, Edinburg, Hidalgo County, Texas 78539, shall from henceforth have, hold, possess and enjoy, in severalty, by himself and to him and his heirs, personal representatives and assigns, for his part, share and proportion of the said property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Hidalgo County, Texas, referred to herein as TRACT TWO and more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

And the other parties hereto, EDWARD PARADISE and GUADALUPE MARTINEZ have GRANTED, RELEASED, CONFIRMED AND CONVEYED and by these presents do hereby GRANT, RELEASE, CONFIRM AND CONVEY unto the said CHARLEY PARADISE, the property described in Exhibit "B" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging and in any right, title and interest of the GRANTORS in and to adjacent streets, alleys and rights of way unto the said CHARLEY PARADISE and his heirs, personal representatives and assigns forever; and the other parties hereto, EDWARD PARADISE and GUADALUPE MARTINEZ hereby bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and

singular the said property unto the said CHARLEY PARADISE and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, as aforesaid.

3. The said GUADALUPE MARTINEZ, whose mailing address is 1104 West Chavez Street, Edinburg, Hidalgo County, Texas 78539, shall from henceforth have, hold, possess and enjoy, in severalty, by himself and to him and to his heirs, personal representatives and assigns, for his part, share and proportion of the said property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Hidalgo County, Texas, referred to herein as TRACT THREE and more particularly described in Exhibit "C" attached hereto and made a part hereof for all purposes.

And the other parties hereto, CHARLEY PARADISE and EDWARD PARADISE have GRANTED, RELEASED, CONFIRMED AND CONVEYED and by these presents do hereby GRANT, RELEASE, CONFIRM AND CONVEY unto the said GUADALUPE MARTINEZ, the property described in Exhibit "C" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging and in any right, title and interest of the GRANTORS in and to adjacent streets, alleys and rights of way, unto the said GUADALUPE MARTINEZ and his heirs, personal representatives and assigns forever; and the other parties hereto EDWARD PARADISE and CHARLEY PARADISE hereby bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the said property unto the said GUADALUPE MARTINEZ and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands this 5th day of November, 1992.

Edward A. Paradise
EDWARD PARADISE

Charley Paradise
CHARLEY PARADISE

Guadalupe Martinez
GUADALUPE MARTINEZ

THE STATE OF TEXAS X

COUNTY OF HIDALGO X

This instrument was acknowledged before me on the 5th day of November, 1992 by EDWARD PARADISE.

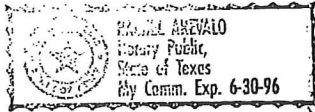


Rachel Arevalo
Notary Public, State of Texas

THE STATE OF TEXAS X

COUNTY OF HIDALGO X

This instrument was acknowledged before me on the 5th day of November, 1992 by CHARLEY PARADISE.



Rachel Arevalo
Notary Public, State of Texas

THE STATE OF TEXAS X

COUNTY OF HIDALGO X

This instrument was acknowledged before me on the 5th day of November, 1992 by GUADALUPE MARTINEZ.



Rachel Arevalo
Notary Public, State of Texas

After Recording, return to:

Mr. Guadalupe Martinez
1104 West Chavez Street
Edinburg, Texas 78539

EXHIBIT "A"

Tract I

METES AND BOUNDS DESCRIPTION
FOR A
1.696 ACRE TRACT

A 1.696 acre tract of land being the north 1.696 acres out of the south one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny nail on the centerline of a forty (40) foot county road also being the west line of said Lot 4 for the northwest corner of herein described tract. Said point bears N 08° 50' 00" E 300.00 feet from the southwest corner of said Lot 4.

THENCE S 81° 26' 00" E parallel to the north line of said Lot 4, pass at 20.00 feet a set one half inch iron rod being the east line of said forty (40) foot county road, pass at 638.20 feet a set one-half (1/2) inch iron rod on the west line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 738.20 feet to a point on the east line of said Lot 4 for the northeast corner of herein described tract.

THENCE S 08° 26' 00" W 100.02 feet along said east line of Lot 4 to a point for the southeast corner of herein described tract.

THENCE N 81° 26' 00" W parallel to the north line of said Lot 4, pass at 100.00 feet the west line of said one-hundred (100) foot H.C.I.D. No. 13 easement, pass at 718.90 feet a set one half inch iron rod on the east R.O.W. line of said forty (40) foot county road and continuing for a total distance of 738.90 feet to a set sixty penny nail on the west line of said Lot 4 also being the centerline of said forty (40) foot county road for the southwest corner of herein described tract.

THENCE N 08° 50' 00" E 100.02 feet along said centerline of said forty (40) foot county road also being the west line of said Lot 4 to the point of beginning and containing 1.696 acres of land more or less.

EXHIBIT "B"

Tract II

METES AND BOUNDS DESCRIPTION
FOR A
1.696 ACRE TRACT

A 1.696 acre tract of land being the south 1.696 acres out of the north 3.392 acres out of the south one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny nail on the centerline of a forty (40) foot county road also being the west line of said Lot 4 for the northwest corner of herein described tract. Said point bears N 08° 50' 00" E 199.98 feet from the southwest corner of said Lot 4.

THENCE S 81° 26' 00" E parallel to the north line of said Lot 4, pass at 20.00 feet a set one half inch iron rod being the east line of said forty (40) foot county road, pass at 638.90 feet a set one-half (1/2) inch iron rod on the west line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 738.90 feet to a point on the east line of said Lot 4 for the northeast corner of herein described tract.

THENCE S 08° 26' 00" W 99.93 feet along said east line of Lot 4 to a point for the southeast corner of herein described tract.

THENCE N 81° 26' 00" W parallel to the north line of said Lot 4, pass at 100.00 feet the west line of said one-hundred (100) foot H.C.I.D. No. 13 easement, pass at 719.60 feet a set one half inch iron rod on the east R.O.W. line of said forty (40) foot county road and continuing for a total distance of 739.60 feet to a set sixty penny nail on the west line of said Lot 4 also being the centerline of said forty (40) foot county road for the southwest corner of herein described tract.

THENCE N 08° 50' 00" E 99.93 feet along said centerline of said forty (40) foot county road also being the west line of said Lot 4 to the point of beginning and containing 1.696 acres of land more or less.

EXHIBIT "C"

Tract III

METES AND BOUNDS DESCRIPTION
FOR A
1.696 ACRE TRACT

A 1.696 acre tract of land being the south 1.696 acres out of the south one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny nail on the centerline of a forty (40) foot county road also being the southwest corner of said Lot 4 for the southwest corner of herein described tract.

THENCE N $08^{\circ} 50' 00''$ E 100.05 feet along said centerline of said forty (40) foot county road also being the west line of said Lot 4 to a set sixty penny nail for the northwest corner of herein described tract.

THENCE S $81^{\circ} 26' 00''$ E parallel to the north line of said Lot 4, pass at 20.00 feet a set one half inch iron rod being the east line of said forty (40) foot county road, pass at 639.60 feet a set one-half (1/2) inch iron rod on the west line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 739.60 feet to a point on the east line of said Lot 4 for the northeast corner of herein described tract.

THENCE S $08^{\circ} 26' 00''$ W 99.62 feet along said east line of Lot 4 to a point being the southeast corner of said Lot 4 for the southeast corner of herein described tract.

THENCE N $81^{\circ} 28' 00''$ W along the south line of said Lot 4, pass at 100.00 feet the west line of said one-hundred (100) foot H.C.I.D. No. 13 easement, pass at 720.19 feet a set one half inch iron rod on the east R.O.W. line of said forty (40) foot county road and continuing for a total distance of 740.30 feet to the point of beginning and containing 1.696 acres of land more or less.



Chapter 232, Texas Local Government Code

3/20/2019 12:52:47 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-1638
Receipt No.: 006616
W5500-00-000-0004-03

GARCIA FRANCISCO
402 W SCHUNIOR
EDINBURG, TX 78539
(956) 457-1793
(956) 720-0280

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: APPLICANT MUST COMPLY WITH ALL
HCPD SET BACKS AND REGULATIONS.

Description: Permit 4-1638
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 2171

Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: guillermo.rodriguez

Receipt: maria.cerda

Cashier

Date

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2400Sq.Ft.
- [5] Legal Description: WHITTENBURG-LOONEY Lot 4 A/K/A TR 2
1.696AC GR 1.65AC NET
- [6] Location: MONTE CRISTO & SEMINARY
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$156000
- [10] Flood Zone: Zone X


03/20/19

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant

Date

3-20-19

